

RECORDATION REQUESTED BY:

South Valley State Bank
801 Main Street
Klamath Falls, OR 97601

96 FEB 1

P1:25

Vol. 1996 Page 2942

WHEN RECORDED MAIL TO:

South Valley State Bank
801 Main Street
Klamath Falls, OR 97601

SEND TAX NOTICES TO:

Elizabeth A Slade Family Trust
Klamath Falls, OR 97601
Elizabeth A Slade Marital Share Trust
Klamath Falls, OR 97601

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

MODIFICATION OF DEED OF TRUST

THIS MODIFICATION OF DEED OF TRUST IS DATED JANUARY 18, 1996, BETWEEN Elizabeth A Slade Family Trust, whose address is, Klamath Falls, OR 97601 and Elizabeth A Slade Marital Share Trust, whose address is, Klamath Falls, OR 97601, vested as: Roderick L. Slade, Trustee of the Elizabeth A. Slade Family Trust, as to a 23.12% undivided interest, AND Roderick L. Slade, Trustee of the Elizabeth A. Slade Marital Share Trust, as to a 76.88% undivided interest (referred to below individually and collectively as "Grantor"); ; and South Valley State Bank (referred to below as "Lender"), whose address is 801 Main Street, Klamath Falls, OR 97601.

DEED OF TRUST. Grantor and Lender have entered into a Deed of Trust dated March 14, 1990 (the "Deed of Trust") recorded in Klamath County, State of Oregon as follows:

Volume M90, page 5211, Reception #12597, Recorded in the County Clerk's Office, Klamath County, Oregon.

REAL PROPERTY DESCRIPTION. The Deed of Trust covers the following described real property (the "Real Property") recorded in Klamath County, State of Oregon:

See attached legal descriptions as to Parcel 1

The Real Property or its address is commonly known as 2075 Oregon Avenue, Klamath Falls, OR 97601.

MODIFICATION. Grantor and Lender hereby modify the Deed of Trust as follows:

Extend maturity date to November 30, 2002

CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Deed of Trust shall remain unchanged and in full force and effect. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Deed of Trust as changed above nor obligate Lender to make any future modifications. Nothing in this Modification shall constitute a satisfaction of the promissory note or other credit agreement secured by the Deed of Trust (the "Note"). It is the intention of Lender to retain as liable all parties to the Deed of Trust and all parties, makers and endorser to the Note, including accommodation parties, unless a party is expressly released by Lender in writing. Any maker or endorser, including accommodation makers, shall not be released by virtue of this Modification. If any person who signed the original Deed of Trust does not sign this Modification, then all persons signing below acknowledge that this Modification is given conditionally, based on the representation to Lender that the non-signing person consents to the changes and provisions of this Modification or otherwise will not be released by it. This waiver applies not only to any initial extension or modification but also to all such subsequent actions.

EACH GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF DEED OF TRUST, AND EACH GRANTOR AGREES TO ITS TERMS.

GRANTOR:

Elizabeth A Slade Family Trust

By: 
Roderick L. Slade, Trustee

Elizabeth A Slade Marital Share Trust

By: 
Roderick L. Slade, Trustee

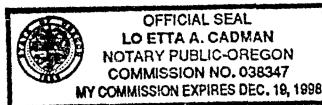
LENDER:

South Valley State Bank

By: 
Authorized Officer

INDIVIDUAL ACKNOWLEDGMENT

STATE OF OREGON)
) ss
COUNTY OF KLAMATH)



On this day before me, the undersigned Notary Public, personally appeared Roderick L Slade, Trustee, to me known to be the individual described in and who executed the Modification of Deed of Trust, and acknowledged that he or she signed the Modification as his or her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 25th day of JANUARY, 19 98.
By Lo Etta A. Cadman Residing at 865 S. SPRING ST KLAMATH FALLS
Notary Public in and for the State of OREGON My commission expires 12-19-98

INDIVIDUAL ACKNOWLEDGMENT

STATE OF _____)
) ss
COUNTY OF _____)

On this day before me, the undersigned Notary Public, personally appeared Roderick L Slade, Trustee, to me known to be the individual described in and who executed the Modification of Deed of Trust, and acknowledged that he or she signed the Modification as his or her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this _____ day of _____, 19 _____.
By _____ Residing at _____
Notary Public in and for the State of _____ My commission expires _____

INDIVIDUAL ACKNOWLEDGMENT

STATE OF _____)
) ss
COUNTY OF _____)

On this day before me, the undersigned Notary Public, personally appeared Roderick L Slade, Trustee, to me known to be the individual described in and who executed the Modification of Deed of Trust, and acknowledged that he or she signed the Modification as his or her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this _____ day of _____, 19 _____.
By _____ Residing at _____
Notary Public in and for the State of _____ My commission expires _____

EXHIBIT "A"
LEGAL DESCRIPTION

2944

PARCEL 1

Beginning at the Southeasterly corner of Lot 1, Block 65, BUENA VISTA ADDITION to the City of Klamath Falls, Oregon; thence North 7 degrees 16' East, along the Easterly boundary of said Lot 1, a distance of 112.2 feet, more or less, to the South boundary of Prescott Street; thence South 89 degrees 31'30" West, along said South boundary of Prescott Street extended across said Lot 1, a distance of 62.26 feet, more or less, to the East boundary of Biehn Street as now improved and used; thence South 0 degrees 28'30" East along the East boundary of said Biehn Street, a distance of 66.85 feet, thence South 34 degrees 15' feet East, 51.2 feet, more or less to the Southerly boundary of said Lot 1; thence Easterly along said Southerly boundary of Lot 1, 18.0 feet, more or less, to the point of beginning, being all that portion of Lot 1, Block 65, Buena Vista Addition to Klamath Falls, not used as portions of Prescott and Biehn Streets.

AND ALSO a portion of the vacated section of Lakeview Street that lies between Blocks 65 and 72 in Buena Vista Addition, and particularly described as follows: Beginning at the Southeast corner of Lot 1, Block 65, Buena Vista Addition to Klamath Falls, Oregon; thence North 7 degrees 16' East, along the Easterly boundary of said Lot 1, a distance of 112.2 feet, more or less, to the South boundary of Prescott Street; thence North 89 degrees 31'30" East along said South boundary of Prescott Street, a distance of 46.53 feet; thence South 0 degrees 28'30" East, 40.0 feet; thence South 89 degrees 31'30" West, 13.0 feet; thence South 0 degrees 28'30" East, 74.95 feet, more or less, to the Northerly boundary of Oregon Avenue; thence Northwesterly along said Northerly boundary of Oregon Avenue, a distance of 50.5 feet, more or less, to the point of beginning.

PARCEL 2

All that portion of the SW1/4 NE1/4, SE1/4 NW1/4 of Section 30, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point on the northwesterly right of way line of the Klamath Falls Weed State Highway in the SW1/4 NE1/4 of Section 30, Township 39 South, Range 9 East of the Willamette Meridian, which point of beginning is 1320 feet North of the quarter corner common to Sections 30 and 31, Township 39 South, Range 9 East of the Willamette Meridian, and South 89 degrees 44' West 1015 feet along the South line of the NE1/4 SW1/4 of Section 30 to the northwesterly right of way line of said highway; thence along said highway right of way line as follows: North 36 degrees 34' East 1792.17 feet; South 53 degrees 26' East 25.0 feet; thence North 36 degrees 34' East 412.3 feet to the true point of beginning of the tract herein described; thence continuing North 36 degrees 34' East 455 feet to a point, which is the most southerly corner of the tract conveyed to Robert D. McPherson by deed recorded October 8, 1956, in Volume 287 page 160; Deed Records, Klamath County, Oregon; thence North 53 degrees 26' West along the Southerly line of said McPherson Tract to the southeasterly right of way line of the Southern Pacific Railroad right of way; thence Southwesterly along said southeasterly right of way line of the Southern Pacific Railroad to a point which is North 53 degrees 26' West to the true point of beginning; thence South 53 degrees 26' East to the true point of beginning.

A parcel of land lying in the SW1/4 NE1/4 of Section 30, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows: Beginning at a point on the Northwestern right of way line of the Klamath Falls-Weed State Highway in the SW1/4 NE1/4 of Section 30, Township 39 South, Range 9 East of the Willamette Meridian, which point of beginning is North 1320 feet; thence South 89 degrees 44' West 1,015 feet along the South line of the NE1/4 SW1/4 of Section 30, to the Northwestern right of way line of said highway, and thence along said highway right of way, as follows: North 36 degrees 34' East 1,792.17 feet South 53 degrees 26' East 25.0 feet and North 36 degrees 34' East 867.43 feet from the one quarter corner common to Sections 30 and 31 of said township and range; thence North 53 degrees 26' West 487.8 feet, more or less, to the Southeasterly right of way line of the Southern Pacific Railroad; thence North 33 degrees 38' East 276.0 feet along said railroad right of way line to the North line of said SW1/4 NE1/4 of Section 30, thence South 89 degrees 49' East 624.1 feet along said North line of the SW1/4 NE1/4 of Section 30, to the Northwestern right of way line of said highway; thence South 36 degrees 34' West 646.6 feet along said right of way line to the point of beginning.

PARCEL 4

Lots 17, 18 and 19 in Block 19 of SECOND RAILROAD ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of South Valley the 1st day
of FEB A.D., 19 96 at 1:25 o'clock P M., and duly recorded in Vol. M96
of Mortgages on Page 2942

FEE \$25.00

By Bernetha G. Letch County Clerk
[Signature]